

WARRANTY DEED

LILLY F. HARDEMAN, AN UNMARRIED PERSON

GRANTOR

TO

WAYNE M. WOOD AND WIFE, JOAN D. WOOD

GRANTEE(S)

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **LILLY F. HARDEMAN, AN UNMARRIED PERSON**, does hereby sell, convey, and warrant unto **WAYNE M. WOOD AND WIFE, JOAN D. WOOD, AS TENANTS BY THE ENTIRETY WITH FULL RIGHTS OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON** the land lying and being situated in **Desoto** County, Mississippi, described as follows, to-wit:

Lot 515, Section C, Bridgetown Subdivision, situated in Section 23, Township 2 South, Range 7 West, as shown by Plat of said subdivision on file and of record at Plat Book 13 at Page 32, in the Office of the Chancery Clerk of DeSoto County, Mississippi, at Nesbit, Mississippi, to which plat reference is made for a more particular description.

The warranty in this deed is subject to road rights of way, public utility easements, and zoning, subdivision in effect in DeSoto County, Mississippi; subject to all applicable building restrictions and the restrictive covenants of record, and except for 2007 DeSoto County taxes, and all future applicable taxes; and Grantor will forever warrant and defend the same against the claims of all persons claiming by, through or under it, but not further or otherwise.

Subject to:

Rights or claims of parties in possession not shown by public records

Easements or claims of easements, not shown by public records

All matters and facts, including, but not limited to, discrepancies, encroachments, overlaps, boundary line disputes, shortage in area, which would be disclosed by a correct survey or inspection of the premises

Covenants, restrictions or ratification's, other than City or County ordinances. Instruments shown should be examined by Addressee for possible forfeiture, assessments, reverters, and other matters which may affect title to the subject property:

As stated on Plat Book 13, Page 42

Taxes for the year 2007 shall be prorated between the parties and possession of said real property shall be given to Grantees upon deliver of this Deed.

By way of explanation, James R. Hardeman departed this life on or about the 21st day of March, 2006.

WITNESS MY SIGNATURE this 6th day of September, 2007

Lilly F. Hardeman
Lilly F. Hardeman

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 30th day of August 2007, personally appeared before me, the undersigned authority in and for said County and State, the within named **Lilly F. Hardeman** who acknowledged that she signed and delivered the foregoing instrument on the day and year therein mentioned..

Giver under my hand and seal at office, this 6th day of September, 2007.

[Signature]
Notary Public

My Commission Expires:

Grantors address:

PO Box 203

Hernando Ms 38632

Phone: Res. 662-429-8088

Bus. N/A

Grantees address:

4678 Huron

Nesbit, MS 38651

Phone: Res. 901-867-0005

Bus. N/A

THIS INSTRUMENT PREPARED BY :

Mary Monteith, Attorney
6928 Cobblestone Drive # 100
Southaven, MS 38672
(662) 890-7575

RETURN TO:

Stewart Title of Memphis, Inc.
261 Germantown Bend Cove #101
Cordova, TN 38018
(901) 755-1000
20075022

